

**RESOLUTION NO. 3256**

**A RESOLUTION OF THE PLANNING BOARD OF  
THE CITY OF BURBANK RECOMMENDING APPROVAL OF  
PROJECT NO. 12-0000482 – ZONE TEXT AMENDMENT**

**(Comprehensive Reorganization of the Zoning Use List)**

**THE PLANNING BOARD OF THE CITY OF BURBANK FINDS:**

A. The Planning Board of the City of Burbank at its regular meeting of April 9, 2012 held a public hearing on Project No. 12-0000482, a Zone Text Amendment. As recommended by staff, the Zone Text Amendment would consolidate and define uses in each category of the Zoning Use List.

B. Said hearing was properly noticed in accordance with the provisions of Section 10-1-1994 of the Burbank Municipal Code (BMC).

C. The Planning Board considered the report and recommendations of the City Planner and the evidence presented at such hearing.

D. The proposed Zone Text Amendment is exempt from the California Environmental Quality Act (CEQA) pursuant to the provisions of Section 15305, pertaining to minor alterations in land use limitations.

**THE PLANNING BOARD OF THE CITY OF BURBANK RESOLVES:**

1. Project No. 12-0000482, a Zone Text Amendment as described above and in the staff report dated April 9, 2012, and as reflected in the exhibits attached hereto, is hereby recommended to the City Council for approval. Exhibit A – Proposed Definitions and Exhibit B – BMC Section 10-1-502 (Final Zoning Use List) are attached to this resolution, reflecting the Board's recommendation. This recommendation is based upon the ability of the Planning Board to make each of the following findings:

**(a) The addition of the use will be in accord with the purposes of the zone in which it is proposed to be listed.**

As part of this ZTA, new definitions are intended to consolidate existing uses within the BMC, and all uses that are proposed to be consolidated are consistent with the intent of the zones that they are proposed to be added to. In some cases, a use that was not permitted in certain zones may now be allowed by right or with a Conditional Use Permit (CUP), or vice-versa however, no uses are proposed which would be incompatible with the zone(s) they are proposed to be in.

**(b) The proposed use is compatible with and has the same basic characteristics as other permitted uses.**

The proposed uses consolidate existing uses in the BMC which have similar zoning and potential

land use impacts. All proposed uses are compatible with the zones they are proposed in and are characteristically similar to other permitted uses in their respective categories of the Zoning Use List.

**(c) The proposed use can be expected to conform with the required conditions for the zone.**

The proposed uses will be expected to conform to the required conditions of those zones where they are allowed or conditionally allowed. The proposed uses consolidate existing uses in the BMC that are presently required to conform to applicable required conditions for the zone.

**(d) The proposed use will not be detrimental to the public health safety, or welfare.**

The proposed uses are intended to consolidate existing uses in the BMC that have similar zoning and potential land use impacts. As such, the proposed uses will not be detrimental to the public health, safety, or welfare.

**(e) The proposed use will not adversely affect the character of the zone.**

As part of this ZTA, new definitions are intended to consolidate existing uses in the BMC, and all uses proposed to be consolidated are consistent with the intent and character of the zones they are proposed to be added to. In some cases, a use that was not permitted in certain zones may now be allowed by right or with a CUP, or vice-versa. No uses are proposed which would be incompatible with the zone(s) they are proposed to be in.

**(f) The proposed use will not create more vehicular or other traffic than the volume normally created by any of the uses permitted.**

The proposed uses would not cause more vehicular or other traffic than the volume normally created by any of the uses permitted. The proposed uses consolidate existing uses in the BMC having similar zoning and potential land use impacts. As such, the proposed uses will not create more vehicular or other traffic. Development occurring pursuant to the proposed ZTA would be subject to BMC requirements and may additionally be subject to environmental analysis pursuant to CEQA where environmental impacts may be mitigated as deemed appropriate.

**(g) The proposed use will not create more odor, dust, dirt, smoke, noise, vibration, illumination, glare, unsightliness, or any other objectionable influence than the amount, if any normally created by any of the permitted uses.**

The proposed uses would not create more odor, dust, dirt, smoke, noise, vibration, illumination, glare, unsightliness, or any other objectionable influence than the amounts normally created by any of the other permitted uses in those zones. Development occurring pursuant to the proposed ZTA would be subject to BMC requirements and may additionally be subject to environmental analysis pursuant to CEQA where environmental impacts may be mitigated as deemed appropriate.

**(h) The proposed use will not create any greater hazard of fire or explosion than the hazards normally created by any of the permitted uses.**

The proposed uses are intended to consolidate existing uses in the BMC that have similar zoning and potential land use impacts. As such, the proposed uses will not create any greater fire or explosion hazards than are normally created by any of the uses to be consolidated as part of the ZTA. Development occurring pursuant to the proposed ZTA would be subject to BMC requirements and may additionally be subject to environmental analysis pursuant to CEQA where environmental impacts may be mitigated as deemed appropriate.

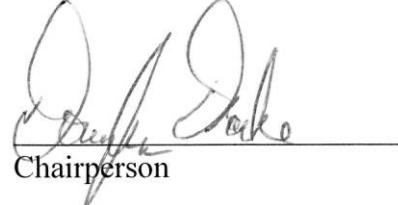
**(i) The proposed use will not cause substantial injury to the values of the property in the zone in which it is proposed to be listed or in any abutting zone.**

Some uses which are currently permitted by right may now require a CUP or not permitted as part of this ZTA, however, given that staff rarely receives inquiries about the majority of these uses, staff believes this effect to be minimal and that no substantial injury would be caused to property values in the affected zones or elsewhere in the city as a result of the proposed ZTA.

2. The Secretary of the Planning Board shall report this decision to the City Council.

PASSED AND ADOPTED this \_\_\_\_\_ 9th day of April, 2012.

**CITY PLANNING BOARD**



Diane Dake  
Chairperson

**STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES  
CITY OF BURBANK**

I, Michael D. Forbes, Secretary of the Planning Board of the City of Burbank, certify that this Resolution was adopted by the City Planning Board at its regular meeting held on the 9th day of April, 2012 by the following vote:

AYES: DRAKE, JO, PETRULIS, SAN MIGUEL

NOES: HOVANESSIAN

ABSENT: NONE

ABSTAINED: NONE



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Michael D. Forbes, Secretary

<b>Proposed Definitions</b>	
<b>Residential and Lodging</b>	Means a facility that provides medical, nursing, custodial, or hospice care for individuals over a prolonged period. Typical uses include convalescent homes, nursing homes, skilled nursing facilities, and hospice facilities.
<b>Extended Care Facility</b>	Means a commercial establishment that provides guests with overnight accommodations in exchange for monetary compensation. Commercial uses, meeting areas, dining areas and other guest facilities that are open to both patrons and the general public may be included. Individual guest rooms may include cooking facilities.
<b>Proposed Definitions</b>	
<b>Public and Semi-Public Facilities</b>	Means a facility used for the burial or interment of the dead, and may include activities related to preparation for burial or interment. Typical uses include crematoriums, cinerariums, columbariums, and mausoleums.
<b>Cemetery</b>	Means a park, playground, or other recreational facility or open space which is owned and operated by the City of Burbank. Typical uses include parks, playgrounds, pool areas and sports courts. Other compatible facilities, such as community centers, libraries, museums, and senior centers may be integrated into a park or recreational facility.
<b>Proposed Definitions</b>	
<b>Recreation, Education, and Assembly</b>	Means establishments that provide recreational activities and which may include gathering areas and incidental eating areas. Typical uses include archery ranges, basketball courts, batting cages, bowling alleys, commercial swimming pools, go-kart racetracks, indoor/outdoor commercial recreation centers, miniature golf courses, skating rinks, and tennis courts. This use does not include arcades, billiard parlors, or professional golf course/driving ranges.
<b>Amusement/Recreation - Commercial</b>	Means establishments that provide areas for riding or showing of horses, often including competitions, judging, and training. Typical uses include equestrian shows and riding lessons.
<b>Places of assembly</b>	Means establishments that provide gathering spaces for public or private meetings, shows, parties, or other events. Typical uses include auction houses, auditoriums, banquet facilities, clubs, convention centers, places of worship, theaters (drive-in, indoor, and outdoor), and wedding chapels.
<b>Sports arenas &amp; fields</b>	Means indoor or outdoor establishments, including temporary facilities, that provide venues for viewing sporting events. Typical uses include athletic fields, boxing arenas, and stadiums.
<b>Proposed Definitions</b>	
<b>Retail Sales and Dining</b>	Means establishments that sell a variety of construction materials and home improvement materials, including but not limited to drywall, fixtures, landscaping/garden materials, lumber, paint, windows, and doors. Outdoor display and storage of products is also permitted. Hardware stores selling a limited range of tools and supplies, but not construction materials, are classified under "General Retail Sales".
<b>Building Material Sales</b>	Means establishments that accept personal property as collateral for loans, and may resell such property to the public.
<b>Pawn Shop</b>	Means establishments that sell products for personal or household use that are not specifically listed under another use category. Typical uses include art galleries, art supply stores, bookstores, clothing stores, collectibles and antiques, department stores, drugstores, electronics, sporting goods and equipment stores, and pet stores. This may include incidental manufacturing of products sold on-site.
<b>Retail Sales - Outdoor</b>	Means any retail use where the display and sales of goods occurs mainly outdoors. Typical uses include lumberyards, plant nurseries, and yard décor. This use does not include auto dealers, which are classified under "Vehicle-Related".
<b>Secondhand Store</b>	Means retail establishments where the majority of merchandise for sale is secondhand or used. These establishments may also purchase secondhand or used merchandise. This use includes consignment shops and thrift stores, but does not include pawn shops or antique/collectibles shops.
<b>Wholesale Business</b>	Means establishments that sell products in large quantities for off-site consumption, distribution to other businesses, or to businesses and individuals for the purpose of resale.
<b>Proposed Definitions</b>	
<b>Professional Offices and Services</b>	Means establishments that provide care and services for animals, including day care, grooming and medical/surgical treatment. Includes overnight care only in conjunction with medical treatment. Commercial boarding with overnight care is classified as a Kennel.
<b>Animal Services</b>	

<b>Farrier/Blacksmith</b>	Means establishments that specialize in equine hoof care, including trimming and shoeing, and metalwork related to the fabrication and modification of horseshoes and related items.
<b>Financial Services</b>	Means establishments that provide financial or banking services to consumers. Typical uses include banks, credit unions, and savings and loan associations.
<b>Hospital</b>	Means any facility which is maintained and operated for the diagnosis, care, and treatment of human illness or sickness, and to which persons may be admitted for overnight stay or longer.
<b>Laundry/Dry Cleaning Services</b>	Means establishments that provide laundering and dry cleaning services, either on or off-site, and may only use non-petroleum solvents. May include related services such as tailoring. This use does not include self-service laundromats or pick-up/drop-off locations with no on-site cleaning equipment, which are classified under "Personal Services".
<b>Offices – Business or Professional</b>	Means establishments that provide administrative, business, and other professional services. Typical uses include accountants, architecture and design offices, employment offices, legal offices, and real estate offices.
<b>Offices – Medical</b>	Means establishments that provide medical testing (patients on site), diagnoses or routine outpatient care, but not prolonged in-house medical or surgical care. Typical uses include acupuncture, chiropractor offices, dental offices, doctors' offices, mental health care, optometrist offices, ophthalmologist offices, and urgent care facilities.
<b>Personal Services</b>	Means establishments that provide non-medical services to individuals. Typical uses include barber and beauty shops, day spas, nail salons, photography services, seamstress shops, self-service laundromats, shoe shine shops, tanning salons, and tailors. These uses may also include accessory retail sales of products related to the services provided.
<b>Professional Support Services</b>	Means establishments that provide delivery, maintenance, and other support services for offices and professional businesses. Typical uses include blueprinting shops, mail and parcel services, medical testing laboratories (no patients on site), messenger services, photocopying and printing services.
<b>Repair and Maintenance Services – On-Site</b>	Means establishments that provide repair services on the premises, and may include incidental sales. Typical uses include computer service centers, electronics repair services, fix-it shops, shoe repair shops, upholstery shops, and welding services. This use does not include auto repair, which is classified under "Vehicle-Related."
<b>Repair and Maintenance Services – Off-Site</b>	Means establishments that provide repair services mainly at an off-site location, and may include incidental sales. Typical uses include appliance repair services, HVAC sales and repair services, janitorial services, and pest control.
<b>Research &amp; Development</b>	Means facilities for scientific research and the design, development, and testing of biological, chemical, electrical, pharmaceutical, telecommunications, or other components in advance of product manufacturing. Typical uses include experimental laboratories, pharmaceutical laboratories, and testing laboratories.
<b>Media Services</b>	<b>Studio – Broadcasting, Recording, or Rehearsal</b> Means establishments that provide facilities for broadcasting, recording, and rehearsal for audio and video media. Typical uses include radio and television broadcasting and receiving studios, recording studios, and rehearsal spaces. <b>Studio – Motion Picture</b> Means establishments that produce movies, television shows, or related media production, which may include post-production facilities, rehearsal studios, offices, commissaries, outdoor sets, sound stages, and other related facilities. <b>Post-Production Services</b> Means establishments that provide audio/video editing, mixing, and duplication. This use also includes stages for Foley/sound effects production.
<b>Industrial and Manufacturing</b>	<b>Equipment Rental - Heavy</b> Means establishments that store and rent out industrial equipment, such as construction equipment and tractor-trailer trucks to the public. The business may include an outdoor storage area. <b>Equipment Rental - Light</b> Means establishments that store and rent out a variety of household and/or business equipment. This use does not include the rental of industrial equipment such as construction equipment and tractor-trailer trucks, which is classified as "Heavy Equipment Rental." <b>Warehousing &amp; Storage Transportation and Communication</b> Means a building or facility used for storing equipment, materials and products. These facilities are not open to the general public.
<b>Freight terminal or yard</b>	Means establishments that provide for the loading, unloading and transfer of goods, and may include temporary storage of goods on-site.

Proposed Definitions	
<b>Vehicle Related</b>	
<b>Car wash</b>	Means establishments that clean, wash, wax, polish, and vacuum automobiles. This use does not include auto body work, electrical or mechanical repair, or painting.
<b>Vehicle Dealer – New and Used</b>	Means establishments which display and sell new and used vehicles. Typical uses include sales of automobiles, boats, mobile homes, motorcycles, recreational vehicles, trailers, and trucks, and may include incidental vehicle repair services. These establishments may also purchase used vehicles for the purpose of resale.
<b>Vehicle Rental</b>	Means establishments that rent automobiles and trucks, including storage and incidental maintenance of vehicles. This use does not include the rental of construction-related vehicles such as bulldozers, cherry pickers, forklifts, skid loaders, and tractor-trailer trucks, which are classified under "Heavy Equipment Rental" in the Industrial and Manufacturing category.
<b>Vehicle Service &amp; Repair</b>	Means establishments that service and repair automobile mechanical and electrical systems. Typical uses include installation of auto parts and accessories, auto body and fender repair, auto detailing, automobile glass repair shops, mechanic garages, paint shops, and upholstery shops.
<b>Vehicle Service station</b>	Means establishments which sell gasoline, diesel, or alternative fuels such as natural gas, and which may also include incidental maintenance, repair, and towing services. This use does not include auto body or fender repair, painting, vehicle sales, or vehicle storage.
<b>Vehicle Storage yard</b>	Means establishments which store vehicles for purposes other than temporary parking. Typical uses include storage yards for auto dealership inventory, rental vehicle storage lots, and facilities where spaces are rented or leased by private vehicle owners. This use does not include parking lots or structures, which provide temporary parking and are classified separately.

**City of Burbank Zoning Use List | Burbank Municipal Code Section 10-1-502**

Last Revised by Ordinance No. , Effective

P = permitted  
(blank) = prohibited

[PRH] = prohibited if residentially adjacent as defined in 10-1-203

CUP = Conditional Use Permit required  
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LAND USE	C-2	C-3	C-4	M-1	M-2	MDM-1	MDC-2	MDC-3	MDC-4	NB	GO	RC	C-R	RBP	BCC-1	BCC-2	BCC-3	BCCM	MPC-1	MPC-2	MPC-3	OS	AP	RR	AD	
<b>RESIDENTIAL AND LODGING</b>																										
Emergency Shelter	CUP	CUP																								
Extended Care Facility	P [CUP]																									
Hotel/Motel	P [CUP]																									
Residential above commercial use	CUP	CUP	CUP																							
Residential only pursuant to Section 10-1-2528																										
Sober Living Facility	P [CUP]																									

PERMITTED IN CEMETERY ZONE ONLY																										
Cemetery	P [CUP]																									
Fire station	P [CUP]																									
Library	P [CUP]																									
Museum	P [CUP]																									
Park & recreational facility	P [CUP]																									
Police Station - private or municipal, including dispatch/administration	P [CUP]																									
Post office	P [CUP]																									
Public facility	P [CUP]																									
Public utility facility																										
Temporary Aid Center																										
Wildlife preserve and sanctuaries																										

RECREATION, EDUCATION, AND ASSEMBLY																										
Amusement/Recreation - Commercial	CUP	CUP																								
Arcade - pursuant to 10-1-1115	P [CUP]																									
Billiard parlor	CUP	CUP																								
Equestrian recreation																										
Golf course/driving range	P [CUP]																									
Gymnasium	P [CUP]																									
Nightclub, pursuant to 10-1-1116																										
Personal or Physical Arts Studios	P [CUP]																									
Places of assembly	P [AUP]																									
Schools - public or private																										
Sports arenas & fields																										

EXHIBIT B

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LAND USE	C-2	C-3	C-4	M-1	M-2	MDM-1	MDC-2	MDC-3	NB	GO	RC	C-R	RBP	BCC-1	BCC-2	BCC-3	BCCM	MPC-2	MPC-1	OS	AP	RR	AD	
<b>RETAIL SALES AND DINING</b>																								
Adult business - pursuant to Section 10-1-1120 and Title 3, Chapter 3, Article 9																								
Alcoholic beverages - Sale and consumption on or off premises pursuant to Section 10-1-1116	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Building Material Sales	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Cocktail lounge/bar pursuant to 10-1-1116	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Feed store	CUP	P	P						P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Food specialty store	P	P	P						P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Market, convenience	P	P	P						P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Market, neighborhood	P	P	P						P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Market, super	P	P	P						P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Pawn shop	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Restaurant, Full Service	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	AUP	AUP	AUP	AUP	
Restaurant, Fast Service	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	AUP	AUP	AUP	AUP	
Restaurant, Downtown pursuant to Section 10-1-1407.1																								
Restaurant / Drinking Establishment (Section 10-1-1116)	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Restaurant with incidental alcohol (Section 10-1-1116)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	CUP	CUP	CUP	CUP	
Restaurant with drive-through (Section 10-1-1608)	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Retail Sales - General	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Retail Sales - Outdoor	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Secondhand Store	CUP	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Shopping center	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Wholesale Business	CUP	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	

**PROFESSIONAL OFFICES AND SERVICES**

Ambulance service	CUP	P	P						CUP	P	P						CUP	CUP	P	P	CUP	CUP	CUP
Animal Services	P	P	P	P	P	P	P	P	CUP	P	P	P	P	P	P	P	P	P	P	CUP	CUP	CUP	
Automated teller machine (Freestanding)	P	P	P	P	P	P	P	P	CUP	P	P	P	P	P	P	P	CUP	CUP	P	P	CUP	CUP	CUP
Bail bond broker	P	P	P	P	P	P	P	P	CUP	P	P	P	P	P	P	P	P	P	P	P	P	CUP	CUP
Catering services	CUP	P	P	P	P	P	P	P	CUP	P	P	P	P	P	P	P	CUP	CUP	P	P	CUP	CUP	CUP

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Child day care facility	P [AUP]	CUP																							
Electronic home detention program/facility (in accordance with Section 10-1-810)																									
Farrier/Blacksmith			P [CUP]	P [CUP]											P [CUP]										
Financial Services	P [CUP]	CUP																							
Fortune telling	P [CUP]	CUP																							
Funeral home																									
Hospital	CUP	CUP																							
Kennel - including housing for caretakers on premises																									
Laundry/Dry cleaning	P [CUP]	CUP																							
Massage parlor	CUP	CUP																							
Offices – Business or Professional	P [CUP]																								
Offices - Medical	P [CUP]																								
Personal Services	P [CUP]																								
Professional Support Services	P [CUP]																								
Repair and Maintenance Services – on-site	P [CUP]																								
Repair and Maintenance Services – off-site	P [CUP]																								
Research & Development	CUP	P [CUP]	CUP																						
Sexual encounter establishment																									
Stable, commercial - including housing for caretakers on premises																									
Taxidermist	CUP	P [CUP]	CUP																						

MEDIA SERVICES	P [AUP] <sup>6</sup> [CUP] <sup>7</sup>											
Studio - Broadcasting, recording, or rehearsal	CUP	P [CUP]	P [CUP]	CUP	P [CUP]	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Studio - Motion picture	P [AUP] <sup>6</sup> [CUP] <sup>7</sup>	CUP	CUP	CUP	CUP	CUP	CUP					
Post-Production Services	P [AUP] <sup>6</sup> [CUP] <sup>7</sup>	CUP	CUP	CUP	CUP	CUP	CUP					

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<b>INDUSTRIAL AND MANUFACTURING</b>																										
Aircraft fabrication, testing, servicing																										P
Aircraft factory - incl. missile or related manufacturing																										CUP
Animal Processing																										CUP
Equipment rental - Heavy																										CUP
Equipment rental - Light	CUP																									CUP
Hazardous waste facility - eligible off or on site																										CUP
Junkyard																										CUP
Manufacturing - Custom																										CUP
Manufacturing - Heavy																										CUP
Industrial																										CUP
Manufacturing - Light																										CUP
Industrial																										CUP
Newspaper printing																										CUP
Paint spray booth	CUP																									CUP
Storage facility (public)																										CUP
Warehousing & Storage																										CUP

#### TRANSPORTATION AND COMMUNICATION

Advertising signs & structures - Billboards																										P
Aircraft landing fields, for aircraft, helicopters, runways, control towers, etc.																										P
Air passenger facilities																										CUP
Bus terminal	P		P																							CUP
Freight terminal/yard	CUP		CUP																							CUP
Helistop	CUP		CUP																							CUP [PRH]
Railroad facilities	[PRH]		[PRH]																							P
Wireless Telecommunications Facility																										REFER TO SECTION 10-1-1118 (c)

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[PRH] = prohibited if residentially adjacent as defined in 10-1-203

AUP = Conditional Use Permit required  
[CUP] = CUP required if residentially adjacent as defined in 10-1-203

LAND USE	C-2	C-3	C-4	M-1	M-2	MDM-1	MDC-2	MDC-3	MDC-4	NB	GO	RC	C-R	RBP	BCC-1	BCC-2	BCC-3	BCCM	MPC-1	MPC-2	MPC-3	OS	AP	RR	AD	
<b>VEHICLE RELATED</b>																										
Vehicle Service & Repair	CUP [CUP]	P [CUP]	P [CUP]	P [CUP]	P [CUP]										CUP [CUP]	CUP [CUP]	P [CUP]	CUP [CUP]								
Vehicle service station	CUP	CUP	CUP	CUP	P [CUP]	P [CUP]				CUP	CUP	CUP			CUP [CUP]	CUP [CUP]	P [CUP]	CUP [CUP]								
Vehicle storage yard					CUP [PRH]	P [PRH]	P [PRH]																			
Car wash		CUP	CUP	CUP	P [CUP]	P [CUP]				CUP	CUP	CUP														
Drive-through establishments																										
Parking lot or structure	P	P	P	P	P	P				CUP	CUP	CUP			P	P	CUP	P	P	CUP	CUP	CUP	CUP	CUP		
Vehicle Dealer – New and Used	CUP	P [CUP]	P [CUP]	P [CUP]	P [CUP]	P [CUP]									CUP [CUP]	P [CUP]	CUP [CUP]	CUP	P <sup>s</sup>							
Vehicle Rental	CUP	P [CUP]	P [CUP]	P [CUP]	P [CUP]	P [CUP]				CUP	P [CUP]	P [CUP]			CUP [CUP]	CUP [CUP]	P [CUP]	CUP [CUP]								

REFER TO SECTIONS 10-1-1608 AND 10-1-1609

<sup>1</sup> PURSUANT TO SECTION 10-1-1120

<sup>2</sup> PROHIBITED IN PUBLIC AIRPORT FACILITY

<sup>3</sup> NOT TO EXCEED 8,000 SQUARE FEET

<sup>4</sup> NOT TO EXCEED 2,000 SQUARE FEET

<sup>5</sup> PERMITTED ON UPPER FLOORS ONLY IF ALONG SAN FERNANDO BLVD FRONTAGE

<sup>6</sup> AUP REQUIRED IF WITHIN 150 FEET OF RESIDENTIALLY ZONED PROPERTY AND LESS THAN 3.3 PARKING SPACES PER 1,000 SQUARE FEET OF ADJUSTED GROSS FLOOR AREA

<sup>7</sup> CUP REQUIRED IF ANY SINGLE ROOM IS GREATER THAN 1,000 SQUARE FEET

<sup>8</sup> NEW CAR SALES ONLY (USED CAR SALES, AUTOMOBILE REPAIR, RETAIL, & RESTAURANTS SERVING DEALERSHIP ONLY – INCIDENTAL THERETO)